

AG Contract No. KR00 1284TRN  
ADOT ECS File: JPA 00-99  
Project: G1050 91C  
Section: West 40th Street ESP Improvements

INTERGOVERNMENTAL AGREEMENT  
BETWEEN  
THE STATE OF ARIZONA  
AND  
THE CITY OF SOUTH TUCSON

THIS AGREEMENT is entered into 7 November, 2000, pursuant to Arizona Revised Statutes, Sections 11-951 through 11-954, as amended, between the STATE OF ARIZONA, acting by and through its DEPARTMENT OF TRANSPORTATION (the "State") and the CITY OF SOUTH TUCSON, acting by and through its MAYOR and CITY COUNCIL (the "City").

I. RECITALS

1. The State is empowered by Arizona Revised Statutes Section 28-108 to enter into this agreement and has by resolution, a copy of which is attached hereto and made a part hereof, resolved to enter into this agreement and has delegated to the undersigned the authority to execute this agreement on behalf of the State

2. The City is empowered by Arizona Revised Statutes Section 41-1513 and 28-7281 et seq to enter into this agreement and has by resolution, a copy of which is attached hereto and made a part hereof, resolved to enter into this agreement and has authorized the undersigned to execute this agreement on behalf of the City.

3. The City has requested Economic Strength Project (ESP) funds in the amount of \$112,959 00; the Arizona Department of Commerce and the Economic Development Commission have recommended the approval of such funds for the City, and the Transportation Board has approved the funding, for the construction of improvements to West 40<sup>th</sup> Street, to provide improved access, and aid in the retention and development of local business, hereinafter referred to as the Project

THEREFORE, in consideration of the mutual agreements expressed herein, it is agreed as follows:

=====

NO 24309  
Filed with the Secretary of State  
Date Filed: 11-07-00

Kathy Bayless  
Secretary of State

B. Dicky D. Graenewold

## II. SCOPE

### 1 The City will:

a. Insure the additional commitment of 59.04% of the total estimated Project cost, or \$162,822.00, whichever is more, from the City or other sources (not including ESP funds) to the Project. Accomplish construction of the Project by public bidding, in strict compliance with State procurement laws, rules and regulations. Upon completion, approve and accept the Project on behalf of the City and provide maintenance.

b. No more often than monthly, invoice the State for ESP funds (Arizona Department of Commerce, ATTN: ESP Program Director, 3800 N. Central Avenue, Suite 1500, Phoenix, AZ 85012), in an amount not to exceed \$112,959.00.

c. Provide the State a copy of the executed Project contract(s), and draw down and expend the State ESP funds no later than six (6) months after the effective date of this agreement. Provide the State detailed written reports of all ESP fund expenditures, supported by invoices, receipts or other suitable and appropriate documentation, and a final accounting report no later than thirty (30) days after ESP funds are fully expended.

d. Reimburse the State any funds received from the State under this agreement which are not specifically and directly expended in compliance with the ESP grant application, which is attached hereto and made a part hereof, and are subsequently disallowed by the State.

e. Provide the State (Arizona Department of Commerce, ATTN: ESP Program Director, 3800 N. Central Avenue, Suite 1500, Phoenix, AZ 85012) with quarterly Project status reports, and one year after completion of the Project, a written Economic Impact Report detailing the direct and indirect impact of the Project, to include jobs created, jobs retained and related data.

### 2. The State will:

Within thirty (30) days after receipt and approval of the ESP contract(s) and subsequent monthly progress payment invoices, reimburse the City for work completed on the Project funds in an amount not to exceed \$112,959.00.

## III. MISCELLANEOUS PROVISIONS

1. The only interest of the Department of Transportation in the Project is to convey economic strength pass through funds for the use and benefit of the City by reason of state law under which funds for the Project are authorized to be expended.

2. The City agrees to indemnify and save harmless the State, or any of its departments, agencies, officers or employees, from and against all loss, expense, damage or claim of any nature whatsoever which is caused by any activity, condition or event arising out of the performance or non-performance by the State of any of the provisions of this agreement.

3. The total amount of ESP funds expended under this agreement shall not exceed 40.96% of the total Project cost. Should the Project not be completed, be partially completed, or be completed at a lower cost than the advanced amount, or for any other reason should any of these ESP funds not be expended, a proportionate amount of the funds provided under this agreement shall be reimbursed to the State.

4. This agreement shall remain in force and effect until completion of said Project, reimbursement and subsequent reports; provided, however, that this agreement, except any provisions herein for maintenance, which shall be perpetual, may be cancelled at any time prior to the award of a construction contract, upon thirty (30) days written notice to the other party. Further, this agreement may be terminated and the ESP grant cancelled by the State if the City, in the opinion of and by action of the Transportation Board, fails to pursue due diligence on the Project or in the performance of any of the terms of this agreement.

5. This agreement shall become effective upon filing with the Secretary of State.

6. This agreement may be cancelled in accordance with Arizona Revised Statutes Section 38-511 as regards conflicts of interest on behalf of State employees.

7. The provisions of Arizona Revised Statutes Section 35-214 pertaining to 5 year records retention by the City and audit by the State are applicable to this contract.

8. In the event of any controversy which may arise out of this agreement, the parties hereto agree to abide by required arbitration as is set forth in Arizona Revised Statutes Section 12-1518.

9. All notices or demands upon any party to this agreement, except as otherwise specified herein, shall be in writing and shall be delivered in person or sent by mail addressed as follows:


Arizona Department of Transportation  
Joint Project Administration  
205 South 17 Avenue, Mail Drop 616E  
Phoenix, AZ 85007

City of South Tucson  
City Manager  
1601 S. 6<sup>th</sup> Avenue  
South Tucson, AZ 85713

10. Attached hereto and incorporated herein is the written determination of each party's legal counsel that the parties are authorized under the laws of this state to enter into this agreement and that the agreement is in proper form.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

**CITY OF SOUTH TUCSON**

By   
SHIRLEY A. VILLEGAS  
Mayor

By Vice Mayor John Garcia

**STATE OF ARIZONA**  
Department of Transportation

By   
MARY LYNN TISCHER, Director  
Transportation Planning

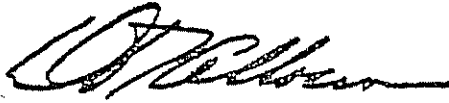
ATTEST:

By   
MARIE DOLORES ROBLES  
City Clerk

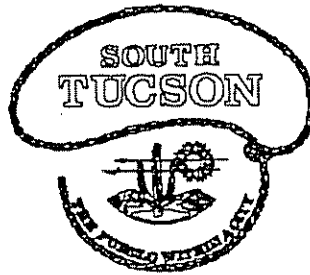
RESOLUTION

BE IT RESOLVED on this 24th day of June 2000, that I, the undersigned MARY E. PETERS, as Director of the Arizona Department of Transportation, have determined that it is in the best interests of the State of Arizona that the Department of Transportation, acting by and through the Intermodal Transportation Division, to enter into an agreement with the City of South Tucson for the purpose of defining responsibilities to convey ESP funds to the City for the improvements to West 40<sup>th</sup> Street.

Therefore, authorization is hereby granted to draft said agreement which, upon completion, shall be submitted to the Director of Transportation Planning for approval and execution.



DAVID R. ALLOCCO, P.E.  
Assistant State Engineer  
Engineering Technical Group  
for Mary E. Peters, Director



**RESOLUTION NO. 00-22**

**RESOLUTION OF THE CITY OF SOUTH TUCSON MAYOR AND COUNCIL APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE STATE OF ARIZONA DEPARTMENT OF TRANSPORTATION AND THE CITY OF SOUTH TUCSON APPROVING AN ECONOMIC STRENGTHS GRANT FOR THE CONSTRUCTION OF 40<sup>TH</sup> STREET BETWEEN SOUTH 6<sup>TH</sup> AND 8<sup>TH</sup> AVENUES AND THE INSTALLATION OF A TRAFFIC SIGNAL AT 6<sup>TH</sup> AVENUE AND 39<sup>TH</sup> STREET.**

WHEREAS, it is deemed to be in the public interest to approve an Agreement with State of Arizona Department of Transportation for the construction of 40<sup>th</sup> street between south 6<sup>th</sup> and 8<sup>th</sup> avenues and the installation of a traffic signal at 6<sup>th</sup> avenue and 39<sup>th</sup> street in the City of South Tucson, Pima County, Arizona, pursuant to the provisions of A.R.S. Sections 11-951 through 11-954.

**NOW THEREFORE, UPON MOTION DULY MADE, AND CARRIED, BE IT RESOLVED:**

THAT City of South Tucson enter into an Agreement with State of Arizona Department of Transportation to set forth the general terms and conditions for the construction of 40<sup>th</sup> street between south 6<sup>th</sup> and 8<sup>th</sup> avenues and the installation of a traffic signal at 6<sup>th</sup> avenue and 39<sup>th</sup> street in the City of South Tucson, Pima County, Arizona, in accordance with the attached Intergovernmental Agreement JPA 00-09.

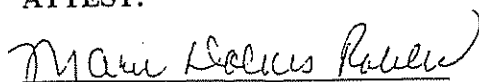
THAT the Mayor of the City of South Tucson is hereby instructed and authorized to sign said Agreement for the City of South Tucson.

WHEREAS, it is necessary for the preservation of the peace, health and safety of the City of South Tucson that this resolution become immediately effective, an emergency is hereby declared to exist and this resolution shall be effective immediately upon its passage and adoption.

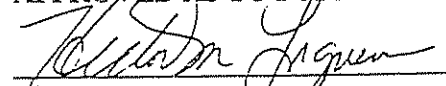
PASSED, ADOPTED AND APPROVED THIS 16<sup>TH</sup> DAY OF OCTOBER, 2000.

  
Shirley Villegas, Mayor

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

APPROVAL OF THE SOUTH TUCSON CITY ATTORNEY

I have reviewed the above referenced proposed intergovernmental agreement, between the DEPARTMENT OF TRANSPORTATION, HIGHWAYS DIVISION, and the CITY OF SOUTH TUCSON and declare this agreement to be in proper form and within the powers and authority granted to the City under the laws of the State of Arizona.

DATED this 16<sup>th</sup> day of October, 2000.

  
\_\_\_\_\_  
City Attorney

ECONOMIC STRENGTH PROJECTS  
ROUND 00-2  
PROJECT SUMMARY

APPLICANT:

City of South Tucson (Basha's, a grocery store)

PRIVATE SECTOR PROJECT DESCRIPTION:

Construction of a 45,000 sq ft grocery store, Basha's in a retail commercial complex including approximately 5 to 10 other yet-to-be-determined tenants.

ESP PROJECT DESCRIPTION:

Construction of 936 ft of West 40<sup>th</sup> St., between 6<sup>th</sup> and 8<sup>th</sup> Avenues, as well as the signalization of 6<sup>th</sup> Avenue

LEGISLATIVE DISTRICT:

10

NUMBER OF EXISTING JOBS:

None

NUMBER OF NEW JOBS CREATED/RETAINED:

Created by construction of public sector project: 5 FTE for 60 days  
Created by construction of private sector project: 45 FTE for 270 days  
Retained: N/A  
Permanent jobs created: 111 FTE  
Seasonal: 5 FTE for approx. 6 months

TOTAL PRIVATE SECTOR INVESTMENT:

\$6,750,000

ESP PROJECT COST:

\$275,781 (100%)

AMOUNT OF ESP MONIES REQUESTED FROM STATE:

\$ 248,023 ~~(89.93%)~~ Amount Approved: \$ 112,959 40.96%

TOTAL LOCAL MATCH (PUBLIC AND PRIVATE):

\$27,758 ~~(10.07%)~~ Match \$ 162,822 59.04%

COMMENTS:

This project is located in a disadvantaged, rural area and an Enterprise Zone. Originally, South Tucson submitted 2 applications, however, both were for the same project, so they were rolled into 1 application.

ECONOMIC STRENGTH PROJECTS  
REQUEST FOR PROPOSAL  
FY 1999 - ROUND 2  
February 25, 2000

APPLICATION FORM

**NOTE:** Additional information may be provided in attachments. Be sure to clearly reference and mark such additions and attachments.

1. NAME, ADDRESS, AND COUNTY OF APPLICANT(S):

City of South Tucson

1601 South Sixth Avenue

South Tucson, Arizona 85713 Pima County

2. TYPE OF ORGANIZATION OF APPLICANT: (Check one)

a) ☒ Local Government only

b) ☐ Private Non Profit / Local Government Joint Application:

Name of Non Profit Agency Involved

Name of Local Government Involved

3. Describe the function or purpose of applicant organization.

South Tucson is a Municipal Corporation

4. Name, address, and phone number of contact person(s):

Richard G. Salaz

City of South Tucson

1601 S. Sixth Avenue

South Tucson 85713

(520)-792-2424 Fax Number (520) 628-9619

5. Describe the private sector project or activity for which the related ESP funding is requested. Attach documentation (Written agreement between government agency and business entity assisted)

Development of a retail commercial complex, including a 45,000 sq. ft. primary tenant (grocery store) and five to ten 25,000 sq. ft. (approximately) secondary tenants.

6. Describe the Economic Strength Project for which funding is requested. Describe how the ESP project supports/relates to the private sector project described in #5 above.

Construction of W. 40<sup>th</sup> Street between S. Sixth and S. Eighth Avenues as a 25 foot wide 2 lane asphalt roadway. This new roadway will be constructed on existing street right of way and will serve almost entirely as a service drive to accommodate trucks delivering groceries and other goods to the project anchor supermarket (Bashas'). This new access is necessary both to provide the most efficient access and to avoid excessive commercial delivery traffic on existing residential east-west streets. In addition, this roadway will provide access to the properties to the south and west of the commercial development project. These properties are proposed to be developed as an industrial park in the near future.

As well as the purchase & installation of a traffic signal at the intersection of 39<sup>th</sup> Street & 1<sup>st</sup> Avenue

7. Describe how the private sector project fits into the community's overall economic development efforts.  
South Tucson's economic plan recommends attracting new retail stores, for service (the nearest major grocery supermarkets are at least 3 miles away), to create additional jobs and increase sales tax revenue. The grocery anchor alone contributes substantially to each of those objectives. The location on S. 6<sup>th</sup> Avenue continues the revitalization of the City's main thoroughfare, reconstructed in 1993 funded in part by the U.S. D.O.C. Economic Development Administration. Well designed and landscaped development on long vacant land will also improve community aesthetics.
8. Describe how the supporting ESP project fits into the Community's overall economic development efforts.  
Recent real estate saturation studies show that commercial rentals in general and large retail sites in particular are near 100% capacity. The creation of new commercial property adds businesses and jobs. This new roadway is essential to provide maximum efficient commercial access while remaining completely compatible with neighborhoods to the west and north.
9. How will ongoing maintenance and repair be provided for the ESP project after construction/improvement?  
South Tucson currently has twenty-six miles of roadways which the City Public Works Department fully maintains. The additional quarter-mile of limited width roadway is well within current maintenance capacity of the City's Public Works department.
10. Description of ESP project. (Check one)
- a) ☐ This is an existing roadway.
  - b) ☒ This is a new roadway.
  - c) ☐ This is a bridge.
  - d) ☐ This is an underpass.
  - e) ☐ Other \_\_\_\_\_
11. Where is the private sector project located that is supported by this ESP project?  
The intersection of 39<sup>th</sup> St. and 6<sup>th</sup> Ave. on the west side of S. Sixth Avenue, near the southern end of the community. It is located on our major thoroughfare 2 blocks north of the Interstate 10/S. Sixth Avenue interchange.
12. Where is the ESP project located? (Note: Attach site map(s) to the application.)
- a. In the community:  
The project constructs W. 40<sup>th</sup> Street (formerly the south City boundary) between S. Sixth and S. Eighth Avenues, about one block north of Interstate 10, which forms the new south boundary of the City of South Tucson.
  - b. In relation to the related private sector project:  
The ESP project runs along the south boundary of the private sector project, providing access from S. Sixth Avenue to the west end of the commercial complex.
  - c. In what legislative district: District #10
13. What is the length (in feet/miles) of the ESP project? The new roadway is 936 ft. long
14. What is the width (in feet) of the ESP project? The new roadway is 25 Ft. Wide

In the jobs section below (Q15 - Q17), applicants must provide employment- and wage-related information for the private sector employers (existing or new), which the ESP fund is supporting. If these projects do not generate certain categories of jobs (job creation, job retention or seasonal jobs), those sections should be left blank.

## 15. JOB CREATION

### a. Construction Phase

Does your project create any public or private construction jobs?

Yes   X  

No           

If yes, complete the following; otherwise go to Q15.b.

(1) Number of construction jobs directly created by private sector	<u>  45  </u>
Number of days or months the construction jobs would last	<u>  270  </u>
Average hourly wages	<u>\$ 7.50</u>
(2) Number of construction jobs directly created by ESP project	<u>    5  </u>
Average number of days or months the construction jobs would last	<u>   60  </u>
Average hourly wages	<u>\$ 7.50</u>

**Note:** List and provide the above information for each employer included in or supported by your ESP application.

### b. Operation Phase

(1) Number of full-time permanent direct jobs created (year 1)	<del>—75 to 90—</del> <u>83</u>
Average hourly wages	<del>\$—9.75—</del>
(2) Number of part-time permanent direct jobs created (year 1)	<del>—50 to 60—</del> <u>55</u>
Average number of hours per week	<u>20 hrs</u>
Average hourly wages	<del>\$—5.75—</del>

**Note:** List and provide the above information for each employer included in or supported by your ESP application.

## 16. JOB RETENTION

a. Number of permanent full-time direct jobs retained	<u>—0—</u>
Average hourly wages	<u>\$—</u>
b. Number of permanent part-time direct jobs retained	<u>—0—</u>
Average number of hours per week	<u>—</u>
Average hourly wages	<u>\$—</u>

c. How would the lack of the ESP project cause, or contribute to, the loss of these directly effected jobs?

Effective access for the commercial delivery trucks from the freeway interchange to the south and west service entries to the stores without infringing on residential neighborhoods. In addition, this roadway will provide access to the property to the west of the commercial development project. This property is proposed to be developed as an industrial park in the near future.

The developer believes that without the the W. 40<sup>th</sup> Street roadway at this location, the development is neither operationally nor community relations-wise feasible..

**Note: List and provide the above information for each employer included in or supported by your ESP application.**

#### 17. SEASONAL JOBS

If seasonal jobs are a significant part of the operation of private businesses for which you have applied for ESP, complete the following. Otherwise, go to question 18.

- a. Number of seasonal jobs created       20        
Average number of days per year       90        
Average hourly wages       \$7.00
- b. Number of seasonal jobs retained       0        
Average number of days per year                       
Average hourly wages       \$
- c. Further Clarifications

- (1). Are the seasonal jobs created or retained for one year, or would they be occurring on an on-going basis year after year?       Ongoing

**Note: List and provide the above information for each employer included in or supported by your ESP application.**

#### 18. Capital Investment.

- a) What kind of new, additional capital investment will be made by the private sector business or industry assisted by this ESP project? (Building, equipment, etc. at this site).  
Approximately \$6,750,000 (including soft costs).

- (b) What is the purpose and dollar value of the new, additional capital investment that will be made by the private sector business or industry assisted by this ESP project?
- |    |       |       |       |
|----|-------|-------|-------|
| \$ | _____ | for   | _____ |
| \$ | _____ | for   | _____ |
| \$ | _____ | for   | _____ |
| \$ | _____ | Total | _____ |

#### 19. Cost/Benefit Calculation

What is the likelihood that benefit resulting from the project will exceed the costs of the project?

Show detail of cost/benefit analysis used to determine the net benefits of this project. Note:

Included in this analysis should be the projected annual taxes (real and property) to be generated by the planned retail stores and other businesses being assisted and the taxes (state and local) to be paid by the workers who will be employed by these businesses.

Projected annual Sales Tax revenue is estimated at \$200,000. The requested ESP project is \$125,511. Estimated annual maintenance cost to the City for the requested roadway is \$1,000.

20. What community(ies) will benefit from this project? How will each listed community benefit?  
South Tucson – The City's first major grocery supermarket, increased sales tax revenue and enhanced job opportunities for residents.  
City of Tucson – Most of the retail market area is in the City of Tucson, with the closest major grocery three miles away.  
Pima County - An increase in property value from the site will generate more revenue for the county, school, and special districts.

21. List the names of local economic development organizations, and a contact person for each, which are involved with this private sector project. **Attach documentation (letters of support, etc.) showing the involvement and level of support of each organization.**  
Garry Brav, Head of the development consortium

22. What is the total cost of the entire project? \$ 6,875,511

23. What is the total cost of the ESP portion of the project? \$ ~~125,511~~ \$ 275,781

24. Complete and attach the Budget Detail Schedule (Attachment A).

25. Complete and attach the Sources and Uses Schedule (Attachment B).

26. Of the total ESP project cost listed in #23 above, how much financial assistance are you requesting from the Economic Strength Projects Fund? \$ ~~112,959~~ \$ 248,023

27. List the sources and amounts of matching funds (both private and public) that will be a part of the total direct ESP project cost.

a) Public Funds:

(1) Name of public entity contributing the match.

Amount

_____	\$ _____
_____	\$ _____
Total	\$ _____

(2) Cash match contributed to the project.

- Source (general fund, grants, HURF, etc.)

Amount

*will use* HURF Over 10 Tucson \$ ~~12,552~~ \$ 27,758

General Fund \$ \_\_\_\_\_

Total	\$ <u><del>12,552</del> \$ 27,758</u>
-------	---------------------------------------

(3) In-kind match contributed to the project.

- Type of match (force account labor, construction management, materials, etc.)

Amount

_____	\$ _____
Total	\$ _____

b) Private Sector funds:

Name of private sector company(ies) contributing matching funds to the ESP project, (if any)

Amount

_____	\$ _____
Total	\$ _____

28. Local utility or other infrastructure expenditures:

- a) What indirect local public utility or other infrastructure expenditures will need to be made in connection with (1) the private sector project, and (2) the ESP project? For example, expansion of water or waste water treatment facilities due to demands of the new business which the ESP project is assisting; extension of utility lines, major drainage improvements, etc ).

IMPROVEMENT	COST
N/A	\$
	\$
	\$
	\$
Total	\$ -0-

29. How will the infrastructure expenditures listed in #28 above be funded?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

30. How soon after receiving approval of your ESP proposal could you begin construction on:

(a) The private sector project?(e.g., days, months) 60 days

(b) The ESP project?(e.g., days, months) 30 Days

31(a). How long will the private sector project take to complete from start to finish? (e.g., days, months) 170 days

31(b). How long will the ESP project take to complete from start to finish? (e.g., days, months) 60 days

32. List below the major milestone activities to be completed in the project and the time schedules for each. Note: Include the construction dates and purchase dates of the capital investments of the private sector.

ACTIVITY	START DATE	END DATE
<u>Complex Construction</u>	<u>April 15,2000</u>	<u>October 31,2000</u>
<u>Construction of Roadway</u>	<u>June 1, 2000</u>	<u>June 21, 2000</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

33. Is there any opposition to either the private sector project or the ESP project? If so, from whom and what is the nature of the opposition?

No

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

34. Is project located in ☒ disadvantaged area of state?  
☒ rural area of state?  
South Tucson is a USDA Colonias Area  
☒ Enterprise Zone area of state?

35. Has this applying entity ever received any previous ESP grant funds.

NO \_\_\_\_\_ YES X DATE RECEIVED: 1992

AMOUNT RECEIVED: \$ 91,535

(List if more than one.)

**Note: IMPORTANT!! If yes, UPDATE PERMANENT JOBS,  
DIRECTLY CREATED AND/OR RETAINED, FOR EACH  
GRANT LISTED.**

36. Certification:

I certify that this project is compatible with other transportation facilities and conforms to all applicable construction and engineering standards.

NAME: Rene Gastelum DATE: March 2, 2000

TITLE: City Manager

SIGNATURE: 

NAME OF CONTACT PERSON Richard G. Salaz

TELEPHONE NUMBER (520)-792-2424

## ATTACHMENT A

## EXOMONIC STRENGTH PROJECTS - BUDGET DETAIL SCHEDULE

ACTIVITY	Labor or Unit Price	Quantity	Materials or number of units	Total Construction costs	Architectural & Total Engineering Costs	Activity Costs	Projected Annual Operations & maintenance costs
West 40th St.							
Design, plan					29,000	29,000	1,000
Clearing & grubbing	2,500 ea		1	2,500		2,500	
4" AC	36 ton		534	19,224		19,224	
8" ABC	34 cy		552	18,768		18,768	
Roadway excavation	6 cy		1,000	6,000		6,000	
Pre-pavement grading	4 sy		2,470	8,645		8,645	
Tack Coat	400 ton		1	400		400	
6" vertical curb	12 lf		1,872	22,464		22,464	
Guard post	200 ea		5	1,000		1,000	
Traffic maintenance	2,500 ea		1	2,500		2,500	
Drainage 3"	75 lf		200	15,000		15,000	
Signalization							
Traffic light	10,000 ea		4	40,000	10,000	50,000	500
Control Box	10,000 ea		1	10,000	5,000	15,000	
Conduit/Installation	40 lf		200	8,000	5,000	13,000	
Conductors	1,000 ea		4	4,000	5,000	9,000	
Loop Detectors	10,000 ls		1	10,000	500	10,500	
Excavation - paving	15 sf		1,000	15,000	1,200	16,200	
Excavation - sidewalk	15 af		100	1,500	1,200	2,700	
Paving patch	20 sf		1,000	20,000	1,200	21,200	
Sidewalk patch	20 sf		100	2,000	1,200	3,200	
Striping	2 lf		440	880	600	1,480	
Meter Pedestal Cab	5,000 ls		1	5,000	3,000	8,000	
Totals				212,881	62,900	275,781	1,500

*Revised Includes both projects*

Revised

ATTACHMENT B

Includes both projects

## SOURCES AND USES STATEMENT

### I. USES.

#### A. Private Sector Related

- |    |                                            |    |           |
|----|--------------------------------------------|----|-----------|
| 1. | Acquisition of Existing Building with land | \$ | _____     |
| 2. | Site Acquisition (vacant land)             | \$ | _____     |
| 3. | New building construction                  | \$ | 6,750,000 |
| 4. | Remodeling                                 | \$ | _____     |
| 5. | Machinery and Equipment                    | \$ | _____     |
| 6. | Site preparation                           | \$ | _____     |
| 7. | Other _____                                | \$ | _____     |
|    | Sub Total                                  | \$ | 6,750,000 |

#### B. Public Sector Related

- |    |                                                                                                                                                                                             |    |         |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------|
| 1. | Total ESP project improvements<br>(Grand Total of Total Activity Costs in Attachment A<br>and Item 23 in the Application)                                                                   | \$ | 275,781 |
| 2. | Local public sector improvements<br>(Infrastructure improvements directly related to the project and located on or<br>contiguous to the project site Do not include ESP related costs here) | \$ | _____   |
|    | _____                                                                                                                                                                                       | \$ | _____   |
|    | _____                                                                                                                                                                                       | \$ | _____   |
| 3. | Other _____                                                                                                                                                                                 | \$ | _____   |

#### C. Total Uses

\$ 7,025,781 \*

### II. SOURCES:

- |    |                                                         |    |             |
|----|---------------------------------------------------------|----|-------------|
| A. | Private sector project investment ((Item 18 b) Total))  | \$ | 6,750,000   |
| B. | Local public sector (direct project related)            | \$ | _____       |
| C. | Economic Strength Projects Fund (State funds) (Item 26) | \$ | 248,023     |
| D. | ESP match                                               | \$ | _____       |
|    | (2) From the public sector ((Items 27 a)(1)(2) &(3))    | \$ | 27,758      |
|    | (1) From the private sector ((Item 27 b))               | \$ | _____       |
| E. | Other _____                                             | \$ | _____       |
| F. | Total Sources                                           | \$ | 7,025,781 * |

\* Total Uses (I.C.) must equal Total Sources (II.F.)

Jobs Created by the employers involved in the project

*Jobs Created by the Fiesta Mercado Plaza*

	Number of Jobs	Hourly Wage
Bashas Food Center	50 to 60	\$10.00
Secondary Tenants	20 to 25	\$ 9.00
Pods Sites	5	\$ 9.00

*Part Time*

	Number of Jobs	Hourly Wage
Bashas Food Center	15 to 20	\$ 6.50
Secondary Tenants	10 to 15	\$ 6.00
Pod Sites	30 to 40	\$ 5.50

*Seasonal Jobs*

	Number of Jobs	Hourly Wage
Bashas' Food Center	10	\$ 7.50
Secondary Tenants	10	\$ 6.50
Pod Sites	--	--



STATE OF ARIZONA

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**INTERGOVERNMENTAL AGREEMENT**  
**DETERMINATION**

A.G. Contract No. KR00-1284TRN, an agreement between public agencies, has been reviewed pursuant to A.R.S. § 11-952, as amended, by the undersigned Assistant Attorney General who has determined that it is in the proper form and is within the powers and authority granted to the State of Arizona.

No opinion is expressed as to the authority of the remaining parties, other than the State or its agencies, to enter into said agreement.

DATED: November 2, 2000

JANET NAPOLITANO  
Attorney General

SUSAN E. DAVIS  
Assistant Attorney General  
Transportation Section

SED:cpo

Enc.

#654213